This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Keshia Y. Jones
301 Elissa Drive
Nashville, TN 37217

SEND TAX BILLS TO:
First Franklin Financial Corp.
2150 North First Street
San Jose, CA 95131

WARRANTY DEED

(Map Number 107-5; Parcel Number 201.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **GRADY T. MARTIN and wife, RENEE L. MARTIN,** have bargained and sold and do hereby transfer and convey unto **KESHIA Y. JONES**, her heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 210 on the Plan of Bel-Air Subdivision, Section 2, of record in Book 2900, pages 29-32, Register's Office for said county, described as follows:
>
> BEGINNING at a point in the westerly margin of Elissa Drive, said point being the common front corner of Lot Nos. 210 and 211; thence, northwardly with the westerly margin of Elissa Drive 70.1 feet to a concrete monument; thence, with a curve to the west 31.2 feet to a concrete monument; thence, westwardly 125.8 feet to a concrete monument; thence, southwardly 98 feet to an iron pin; thence, eastwardly 129.0 feet to the point of beginning.
>
> BEING the same property conveyed to Grady T. Martin and wife, Renee L. Martin, by deed from Charles G. Scott and wife, Mari M. Scott, of record in Book 5337, page 713, Register's Office for Davidson County, Tennessee
>
> The legal description contained herein is the same as that contained in the previous instrument of record.
>
> THIS CONVEYANCE IS MADE SUBJECT to minimum setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 2900, pages 29-32 , to restrictive covenants of record in Book 3096, page 485, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as: **801 Elissa Drive, Nashville, TN 37217**

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2003 real property taxes which will be prorated and paid at closing.

Davidson County DEEDWARR
Recvd: 12/05/03 08:29 2 pgs
Fees:13.00 Taxes:320.05

20031205-0174935

GRANTORS FURTHER COVENANT and binds Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this the 3 day of December, 2003.

GRADY T. MARTIN

RENEE L. MARTIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Grady T. Martin and wife, Renee L. Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 3 day of December, 2003.

Notary

My Commission Expires: 8/20/06

GLENN S. MACBETH
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.
MY COMMISSION EXPIRES: AUGUST 20, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$86,500**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 3rd day of December, 2003.

Notary

My Commission Expires: 1-25-2006

ANGELA M. LAKE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.